



Helping *you* move



33 Apley Drive, Wellington

This nicely presented Three Bedroom Semi-Detached House is available with no upward chain and in a convenient location close to Senior and Primary Schools along with the amenities and shops available in the traditional market Town.

Offers in the Region of

£270,000

33 Apley Drive, Wellington Telford, Shropshire, TF1 3DU.

Overview

- Semi-Detached House
- No Upward Chain
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room, Cloakroom
- Three Bedrooms
- Bathroom
- Garage and driveway parking
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC D, Council Tax C



Location

Situated on the edge of the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West

Brief Description

This Semi-Detached House is available with No Upward Chain. Entering through into the Entrance Hall with stairs to first floor - off to the left is the Lounge with large picture window to the front and an opening flowing through to the Dining Room which overlooks the rear garden. The Kitchen provides a range of drawers, base and wall mounted units with complementary working surfaces, space for a cooker, 1.5 bowl sink unit and door to the Utility Room; window to rear and the Kitchen is accessed from both the Dining Room and Hall. The Utility provides a good range of base and wall units with provision and space for a washing machine; Cloakroom with two piece suite.



Stairs, with turns, ascend to the first floor Landing with window to the side. You will find two double Bedrooms and one single Bedroom along with a Bathroom with white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmacadam driveway providing parking space and leading to the Garage with up and over door, internal door to the Utility and door providing access to the under stairs storage space. There is a lawned front garden with established shrubs. The rear garden enjoys a patio and lawned garden with established shrub borders.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From the Princess Royal Hospital roundabout proceed into Apley Avenue towards Wellington and at the mini roundabout turn left into King Street then first left into Apley Drive. No.33 will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE40054.160426

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



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All measurements quoted are approximate:

LOUNGE 14' 3" x 11' 2" (4.34m x 3.4m)

DINING ROOM 8' 9" x 8' 6" (2.67m x 2.59m)

KITCHEN 8' 9" x 8' 6" (2.67m x 2.59m)

UTILITY ROOM 8' 7" x 7' 2" (2.62m x 2.18m)

CLOAKROOM 4' 4" x 2' 9" (1.32m x 0.84m)

BEDROOM ONE 13' 2" x 10' 3" (4.01m x 3.12m)

BEDROOM TWO 10' 5" x 10' 2" (3.18m x 3.1m)

BEDROOM THREE 8' 9" x 7' 3" (2.67m x 2.21m)

BATHROOM 7' 5" x 7' 3" (2.26m x 2.21m)

GARAGE 16' 9" x 8' 0" (5.11m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.